

PLANNING COMMITTEE – 1 APRIL 2021**PART 3**

Report of the Head of Planning

PART 3Applications for which **REFUSAL** is recommended

3.1 REFERENCE NO - 20/505910/FULL			
APPLICATION PROPOSAL Erection of a side extension and 2no. dormer windows to existing garage to create an annex.			
ADDRESS 3 Brecon Chase Minster-on-sea Sheerness Kent ME12 2HP			
RECOMMENDATION Refusal			
REASON FOR REFERRAL TO COMMITTEE Support from Minster Parish Council			
WARD Minster Cliffs	PARISH/TOWN COUNCIL Minster-On-Sea	APPLICANT Mr Cyrrous Loghmani AGENT Deva Design	
DECISION DUE DATE 11/03/21		PUBLICITY EXPIRY DATE 18/02/21	
Relevant Planning History			
Ref. No	Description	Decision	Determination date
SW/01/1224	Detached garage to the front of property.	Approved	04.02.2002
SW/89/1165	Two storey extension	Approved	21.09.1989
SW/88/1012	Lounge and bedroom extension	Approved	07.09.1988
SW/78/0628	Extension over existing garage	Approved	30.08.1978
SW/75/1132	Erection of house	Approved	22.12.1975

1. DESCRIPTION OF SITE

- 1.1 The subject site is located on the southern side of Brecon Chase and comprises of a rectangular plot that contains a detached two storey dwelling. The original property has been modified by a number of later extensions and has a detached garage which sits forward of the principle elevation and which is also the subject of this application. There is vehicle access and associate hardstanding to the front of the property and a large amenity provision to the rear.
- 1.2 The site is located on a slope and the house sits below road level, within the built-up area of Minster, with the wider area comprises predominantly of residential housing.

2. PROPOSAL

- 2.1 Planning permission is sought for the enlargement of the existing double garage located within the front forecourt of the property, comprising of a side extension; enlargement of the roof from hip to (part) gable extension; increase in ridge height; installation of two dormer windows within the front (east) elevation and associated conversion into a residential annex.
- 2.2 The existing garage has a footprint 6m x 6m square and a dual pitch roof. It has an eaves height of 2.3m reaching to 4.4m at the roof's apex. The garage would be extended by 3.6m on the northern side drawing the development closer to Brecon Chase. The height of the building would be raised from its current height of 2.2m to the eaves and 4.4m to the roof's apex, to 2.6m at the eaves and 6m at the apex. Two dormers would be inserted within the new front roofslope. The existing garage would be retained on the ground floor and the development currently proposed would be used as an annex.
- 2.3 An annex should be dependent on the main dwelling and not used as a separate dwelling in its own right. In this case, a bedroom, bathroom and small kitchen would be provided.
- 2.4 The application is supported by a Design and Access Statement and a Conservation Report, from which I take the following comments:

The proposal consists of extending the existing detached garage to make much needed room for family and friends when they come to visit. The project would be of an Annex style building in design and use. This is by no means a permanent dwelling for anyone to reside in. This is demonstrated by the size and use of the rooms proposed.

It is proposed that there will not be a kitchen or food prep area in line with Annex building policy. All we require is a lounge area with adjacent WC/shower on the ground floor and a sleeping area on the first floor. There is ample parking already present on this site. The proposal will have utilities connecting to the main house so it would be fully sustainable.

The size of the garage would be increased approximately by 20 metres square. This would make the total floor space a modest 40% of the Main house keeping it nicely in proportion. Orientation of the windows would ensure no over looking of any existing buildings. The design of the garage/Annex is very similar to several dwellings and garages in Brecon chase so it should sit well with its surroundings.

3. PLANNING CONSTRAINTS

- 3.1 None

4. POLICY AND CONSIDERATIONS

- 4.1 The National Planning Policy Framework (NPPF): paragraphs 8 (dimensions to sustainable development), 11 (presumption in favour of sustainable development)

- 4.2 Bearing Fruits 2031: The Swale Borough Local Plan 2017, Policy ST1 Delivering sustainable development in Swale, Policy ST3 The Swale settlement strategy, Policy ST5 The Sittingbourne area strategy, Policy CP3 Delivering a wide choice of high quality homes, Policy CP4 Requiring good design, Policy DM7 Vehicle Parking, Policy DM14 General development criteria, Policy DM19 Sustainable Design and Construction
- 4.3 Swale Borough Council Parking Standards 2020.

5. LOCAL REPRESENTATIONS

- 5.1 One letter of representation received, comments as follows:

As we live opposite it is important that during execution of this project access to our property is not restricted and disturbance kept to a minimum.

6. CONSULTATIONS

- 6.1 Minster Parish Council (MPC) supports the application subject to the provision of adequate parking. Comments as follows:

As previously discussed by MPC on other applications, 'annex' has usually meant attached to a main dwelling. But as the need for elderly and other family accommodation has become more commonplace, a rudimentary conversion of this sort, combined with the retention of garage space would seem to be acceptable.

SUPPORT, subject to the provision of adequate overall parking space.

- 6.2 Historic England do not wish to comment.

7. BACKGROUND PAPERS AND PLANS

- 7.1 Application papers and drawings for application 20/505910/FULL.

8. APPRAISAL

Principle of Development

- 8.1 The application site lies within the built up area of Minster, within a residential and sustainable location accessible by public transport. The principle of minor development within these locations is generally regarded as acceptable and in accordance with accords with Policy ST3 of Bearing Fruits 2031 – The Swale Borough Local Plan 2017.

Visual Impact

- 8.2 The existing garage is located within the front forecourt of the property against the western side boundary. From the public highway there is a sharp decline south resulting in the eaves of the garage sitting at approximately the same height as the highway. As a result, the bulk of the garage is currently largely out of view on the approach along Brecon Chase. When standing at the entrance of the site looking down, the ridge of the garage appears lower and generally subservient to that of the main property.

- 8.3 The garage would be extended at the northern end drawing the built form of development closer to the highway. The additional bulk would be exacerbated by an increase in ridge height due to a largely unsympathetic alteration to the roofprofile. I am of the opinion that the proposed development by reason of its scale, height, bulk and location within the front garden of the property, would constitute an excessive, unduly prominent and unsympathetic addition that would harm the character and appearance of the streetscene and would affect the visual amenity of the locality as a whole, contrary to policies CP4 and DM14 of the adopted Swale Borough Local Plan 2017

Residential Amenity

- 8.4 Policy DM14 of the Local Plan (2017) and Supplementary Guidance stipulates that proposals should not impinge upon the amenities of neighbouring properties in terms of elevated noise levels, loss of light, overlooking or sense of enclosure.

Potential impact upon 5 Brecon Chase

- 8.5 No.5 Brecon Chase is a bungalow and due to various on-site ground levels, the bungalow is sunk approximately 1m lower than the front forecourt. There are two detached outbuildings/garage to the front of no.5 which are situated immediately adjacent to the proposed development.
- 8.6 Due to the siting and general relationship between the annex and No 5, there is some concern that the change to the roof profile and raised ridge height could create a sense of enclosure from the closest ground floor the window no.5. However, this window is largely already obscured from the existing structures. Furthermore, due to the windows northern orientation and the location of the annex due north, any impact upon existing levels of light or overshadowing would be minimal.

Highways

- 8.7 No changes are proposed to the existing parking arrangements and given the size of the existing forecourt an additional space can reasonably be maintained.

Other Matters

- 8.8 The site lies approximately 80m from Minster Abbey. This substantial distance, and the intervening development (including Minster Working Mens Club) lead me to conclude that there would be no impact on this scheduled ancient monument.

9. CONCLUSION

- 9.1 As set out above, the proposed development due to its scale, height, bulk and location would result in an unduly prominent and unsympathetic addition to the detriment of the character and appearance of the streetscene and wider setting, in a manner harmful to the visual amenity of the locality as a whole.

- 10. RECOMMENDATION** - Refuse for the following reason:

REASON

- (1) The proposed development by reason of its scale, height, bulk and location would

constitute an excessive, unduly prominent and unsympathetic addition that would fail to appear subordinate to the original dwelling. As such, the enlarged garage would be detrimental to the character and appearance of the dwelling and would effect the visual amenity of the locality as a whole, contrary to policies CP4 and DM14 of the adopted Swale Borough Local Plan 2017.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), February 2019 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.

